

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Reading

State: PA

PJ's Total HOME Allocation Received: \$14,780,885

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 29			
Program Progress:							
% of Funds Committed	90.97 %	92.54 %	24	90.66 %	53	54	
% of Funds Disbursed	88.81 %	86.13 %	6	81.06 %	80	83	
Leveraging Ratio for Rental Activities	3.57	4.83	19	4.62	49	42	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.21 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	52.98 %	69.32 %	25	68.23 %	23	22	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.99 %	82.60 %	15	79.86 %	55	62	
% of 0-30% AMI Renters to All Renters***	59.76 %	37.61 %	3	44.82 %	71	77	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.37 %	98.45 %	20	94.65 %	44	47	
Overall Ranking:			In State:	10 / 29	Nationally:	69 70	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,169	\$19,557		\$25,419	246 Units	37.00 %	
Homebuyer Unit	\$25,334	\$15,500		\$14,530	186 Units	28.00 %	
Homeowner-Rehab Unit	\$12,460	\$15,967		\$20,251	232 Units	34.90 %	
TBRA Unit	\$0	\$5,674		\$3,156	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Reading PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$37,668	\$62,242	\$12,439
State:*	\$97,618	\$36,664	\$16,019
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 1.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.97

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	40.3	23.1	50.0	0.0
Black/African American:	18.5	11.8	19.1	0.0
Asian:	0.0	0.5	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.5	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	4.5	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	35.8	64.0	30.9	0.0
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HOUSEHOLD SIZE:

1 Person:	51.4	15.1	30.0	0.0
2 Persons:	20.2	18.8	23.0	0.0
3 Persons:	13.2	32.3	20.9	0.0
4 Persons:	11.9	19.9	13.5	0.0
5 Persons:	2.5	9.1	3.5	0.0
6 Persons:	0.0	2.2	4.8	0.0
7 Persons:	0.4	2.2	3.5	0.0
8 or more Persons:	0.4	0.5	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	18.1	71.5	27.8	0.0
Elderly:	44.4	1.1	20.0	0.0
Related/Single Parent:	25.1	14.0	25.7	0.0
Related/Two Parent:	9.1	13.4	19.6	0.0
Other:	3.3	0.0	7.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	11.5	0.0 [#]
HOME TBRA:	6.6	
Other:	21.8	
No Assistance:	60.1	

of Section 504 Compliant Units / Completed Units Since 2001 128

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Reading State: PA Group Rank: 69
(Percentile)
State Rank: 10 / 29 PJs Overall Rank: 70
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	52.98	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.99	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.37	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.66	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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